

Sumter City-County Planning Commission

August 26, 2015

MSP-15-44/HCPD-15-23, 1177 Broad St. (County)

I. THE REQUEST

Applicant: Travis Butler, Butler Properties and Development, LLC

Status of the Applicant: Project Developer/Contract Owner

Request: Request for Major Site Plan approval and Highway Corridor Protection District Design Review approval for a 2695 sq. ft. Popeyes Restaurant and an 8,800 sq. ft. multi-tenant retail building for undesignated commercial retail space.

Location: 1177 Broad St.

Size of Development: +/-2.78 acres

Present Use/Zoning: Equipment and Party Rental Facility/GC (General Commercial)

Proposed Use of Property: Restaurant and undesignated retail space.

Tax Map Reference: 203-12-01-001 & 203-12-01-002

II. BACKGROUND

The applicant is requesting major site plan and Highway Corridor Protection District Design Review approval for complete site demolition and rebuild for restaurant & retail space at 1177 Broad St. The extent of the development area is indicated in the graphic to the right and is as shown in the photography on the following page.

Currently, this property is under the jurisdiction of Sumter County, however; the applicant has requested the site to be reviewed under City of Sumter Development Standards as they intend to pursue annexation into the City after completion of the property purchase, prior to site development.





The property is zoned General Commercial (GC) and is within the City of Sumter Highway Corridor Protection District (HCPD) design review overlay district.

Land Use & Zoning Compatibility:

The 2030 Plan designates this area as a Priority Commercial Corridor—a priority investment area and a portion in the Suburban Development. Priority investment areas are identified in the Suburban Development Area in an effort to identify, direct, and concentrate new development opportunities. A major theme of the 2030 Plan is to encourage development in new locations while simultaneously bolstering sagging, under-utilized corridors. Here a mix of uses is supported, including commercial uses when located in the proper context. The 2030 Comprehensive Plan directs both small scale (area supportive) and large scale (destination) commercial uses to our priority areas and to major intersections and arterial corridors such as the Broad St.

The proposed development will demolish and rebuild a currently non-conforming site. Based upon the goals, policies and objectives set forth in the 2030 Land Use Plan and zoning designation, with implementation of proposed development plan, this use is compatible with the plan and surrounding uses.

III. SITE PLAN REVIEW

Site Layout:

The applicant has submitted a full set of civil plans including a landscape plan titled, “Site Plans 1177 Broad Street Development Prepared for Butler Properties and Development, LLC located near the City of Sumter, Sumter County, S.C.,” prepared by Crescent Engineering, LLC, dated July 17, 2015, revised August 13, 2015. Additionally, exterior elevations and renderings of the buildings were provided.

Copies of the Site Plan (C3) and Landscape Plan (C4) have been included in this packet for review.

Site development will adhere to the General Commercial (GC) standards. Based upon staff review, it meets the following minimum standards and development criteria:

- Setbacks:
 - Broad St. – 45 ft. with Street Landscaping @ 10 ft. width
 - Robert Graham Frwy. – 45 ft. with Street Landscaping @ 10 ft. width
 - Sides – 0 ft. with a Type A Landscape Buffer @ 5 ft. width

- Maximum Building Height – 60 ft.
- Maximum Impervious Surface – 92%

Based upon the submitted plans, the proposed development meets these minimum setback standards.

Parking Plan:

Based upon the criteria found in Article 8, Exhibit 8-9, restaurants must provide a minimum of 1.2 parking spaces for every 100 sq. ft. of gross floor area (GFA). Specialty retail uses require a minimum of 1 parking space for every 300 sq. ft. GFA. As proposed, the site has a 2695 sq. ft. restaurant and an 8,800 sq. ft. multi-tenant retail building. Two of the tenant spaces are proposed for use at this time with one space currently undesignated. Based upon the proposed uses on site, the two buildings combined require a minimum of 96 parking spaces, 3 of which must be designated for handicap use.

Submitted parking plans show the following:

- 160 regular 9 ft. x 19 ft. parking spaces;
- Eight (8) handicap van accessible parking spaces.

As proposed, the overall number of proposed parking spaces is sufficient to meet Ordinance standards should the entire site be developed for restaurant use.

Landscape & Tree Protection Plan:

Currently, the site has overgrown shrubbery on a portion of the street frontage with Crepe Myrtle understory trees that have been repeatedly topped. The site will be demolished and reconfigured to implement Type A Landscape Buffers on the side property lines and with Street Landscaping on the Broad St. and Robert Graham Frwy. frontages. Additionally, interior parking lot tree islands are required and have been accommodated for. A copy of the landscape plan has been attached for review.

Along the Broad St. Street Landscape Buffer and for a portion of the eastern Type A Buffer, the applicant has proposed replacing the required canopy trees with understory trees on a 2 for 1 exchange. This request is based on the placement of overhead power lines along Broad St. and overhead lines that serve the adjacent parcel. Staff finds this to be a reasonable request given the conditions on-site.

As proposed, this landscape plan meets the intent of the Ordinance.

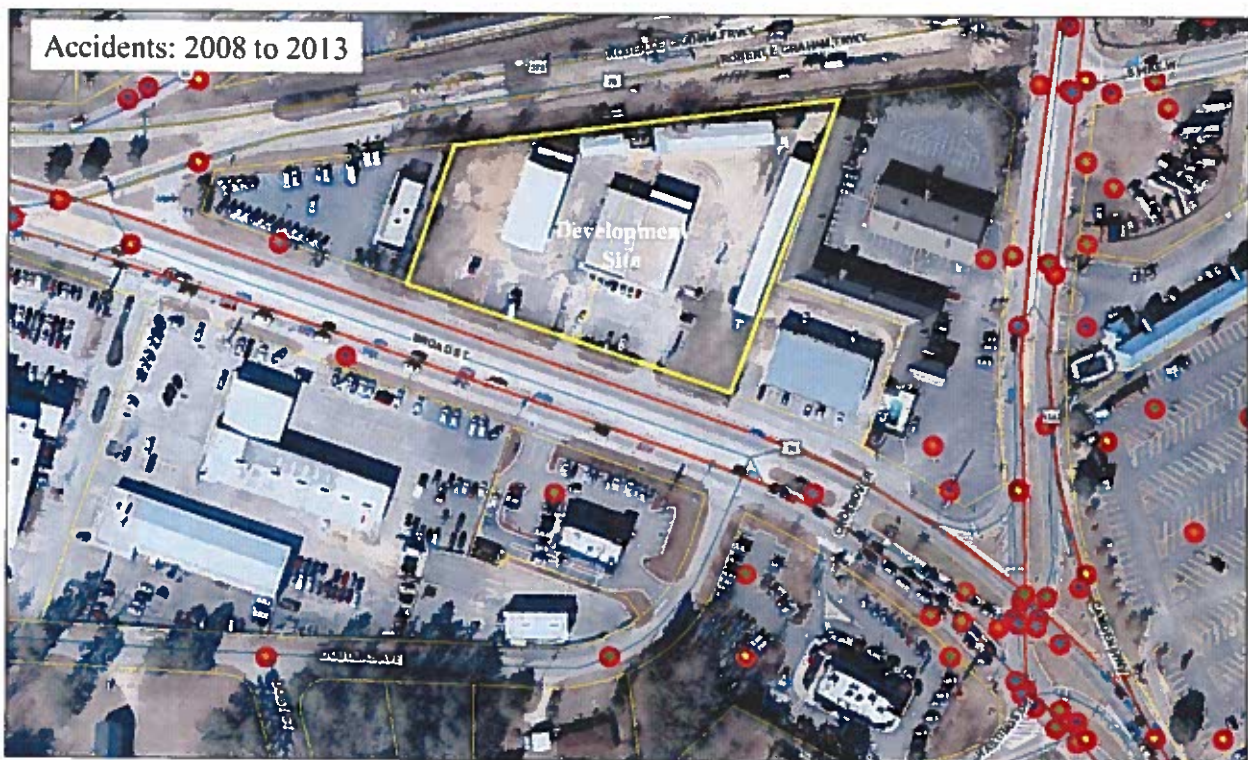
Traffic Impact Analysis & Access Management:

This project meets the threshold requirement for submission of a Traffic Impact Study (TIS) as per *Article 7, Section 7.d.10*. In accordance with *Section 7.d.10.b*, the applicant has requested a waiver of the Traffic Study Requirement after consulting with SCDOT regarding the proposed site access. As per comment by SCDOT, DOT does not foresee the need for a TIS at this time considering the existing roadway median accommodations in this area.

In reviewing the local waiver request, Planning Staff has consulted with DOT on this matter separately from the applicant and understand that the justification for not requiring a study is tied to the professional assessment that a study will not offer any new/useful information due to the existing configurations/conditions within the road right-of-way.

This section of Broad St. currently operates at a Level of Service 'A'. It is a five (5) lane Principal Arterial with a wide (+/- 25 ft. width) continuous center turn lane. Due to existing conditions, improving Broad St. for this single user without addressing the corridor potentially creates larger issues. The solution to the transportation issues in this section of the Broad St. Corridor would be through the implementation of a continuous raised median that addresses the entire road section from Alice Dr. to the Broad St./Camden Hwy. intersection.

As shown in the graphic below, the intersection of Broad St. and Camden Hwy. is a complex intersection that has experienced a significant number of vehicle accidents from 2008 to 2013.

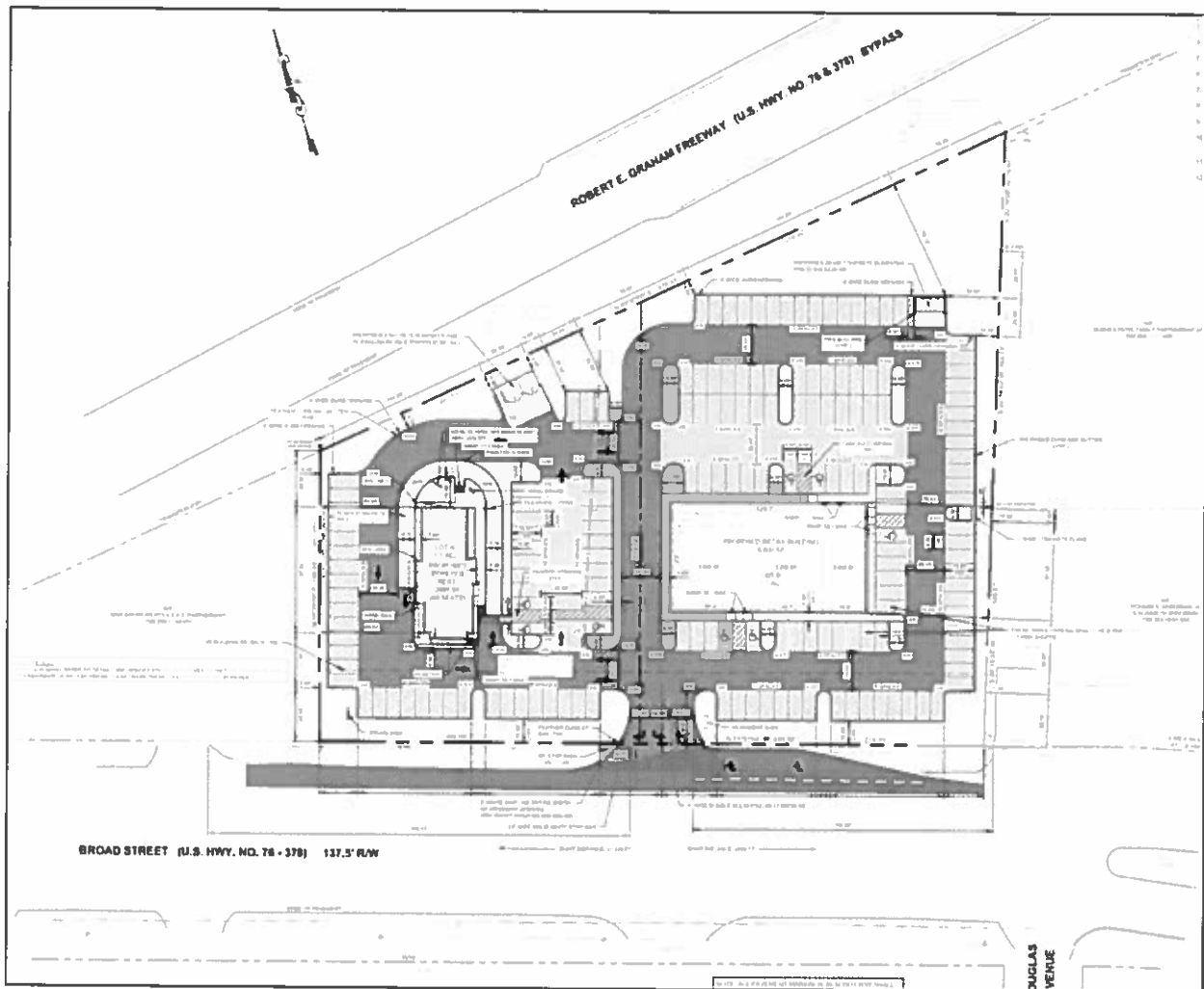


Just west of the signalized intersection is the point at which Broad St. widens out to five lanes and the pace of traffic begins to pick up with changes in posted speed.

Currently, the development site has three (3) full access drives, one of which is blocked by fencing. The other two access drives are fully functional. As proposed, all three of these encroachments will be removed in favor of creating a centralized full access drive with a left and right existing turn movement as shown in the graphic on the following page. The new access point aligns with the full access drive for the Cookout Restaurant.

In reviewing site conditions and understanding the traffic volumes during peak periods adjacent to this site, Planning Staff is recommending the installation of a right-turn/entrance lane into the

site to help move entering traffic off of the westbound lane during peak periods. The graphic below illustrates this condition.



Planning Staff has discussed this proposal with SCDOT, and understands that DOT would permit the installation of a right-turn lane at the site entrance.

This recommendation has been conveyed to the applicant, as of publication of this report the applicant's position is unknown.

Stormwater Management:

Stormwater plans have been approved by the City Stormwater Utility. No on-site detention ponds are proposed, however; stormwater is being directed to grassed swales at the rear of the property. Overall the site plan as proposed has post-construction stormwater run-off that is less than pre-construction conditions—this is due to a reduction in impervious surface through implementation of required landscaping.

Utilities:

Fire: A fire hydrant is being added to the site to service the structures. As planned, neither structure is proposed to have a fire suppression system. Should this condition change, the Fire Department has requested that the Fire Department Connection (FDC) be placed at the front of the property in or near the valve pit.

Sewer & Water: The applicant intends to annex into the City of Sumter in order to obtain sewer and water service. Utility plans have been submitted and are under review by the City Utility Department.

Highway Corridor Protection District Design Review:

Proposed designs must conform to Section 3.t.4 of the City – Zoning & Development Standards Ordinance.

3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require. Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

- a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;*

The proposed structure does not exceed the 60% threshold.

- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;*

This project is new construction, 3.t.4.b does not apply.

- c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.*

The exterior of the buildings will be a blend EIFS, stacked stone, and brick. Additionally, there will be shed style awnings over the windows of both structures. The proposed elevations for the buildings are shown below. The primary building colors are earth tones. The proposed roof pitch is complementary to and compatible with the existing adjacent retail commercial structures in the area.



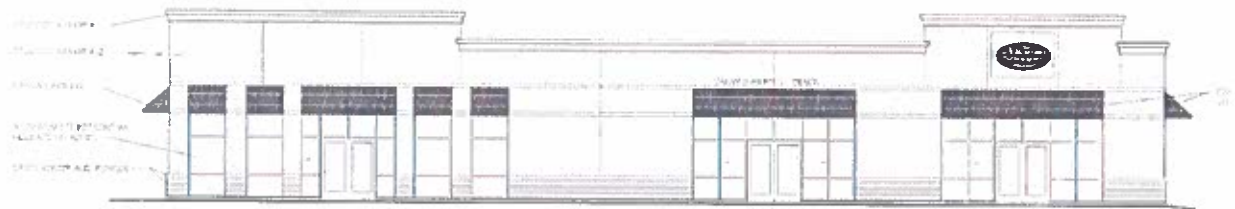
Popeyes Louisiana Kitchen
LK1260DL Seat Prototype
Exterior Design Concept
05.05.2014

Benjamin Moore 2158-10 Delightful Golden
Benjamin Moore 2107-20 Mocha Brown
Benjamin Moore 2040-10 Rainforest Foliage
Benjamin Moore 2041-10 Hunter Green

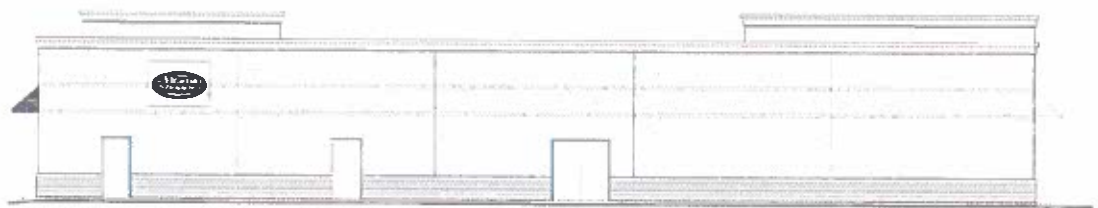
Benjamin Moore 2086-10 Exotic Red
Benjamin Moore BM Bronzestone
Coronado Stone Cascade Four Rivers



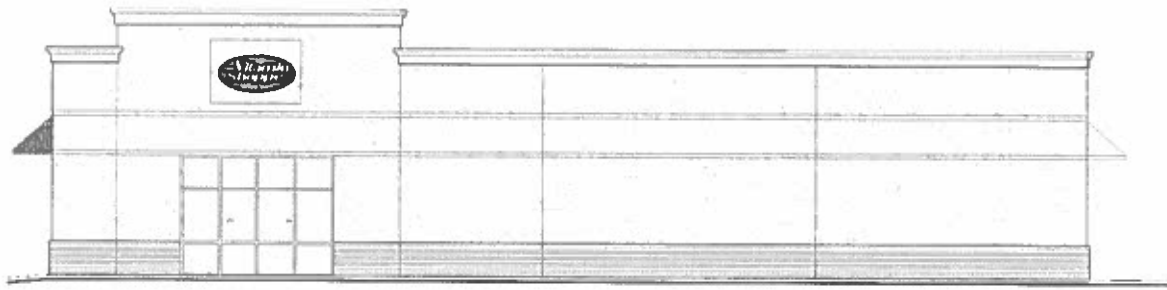
The building shown below will utilize earth tone colors.



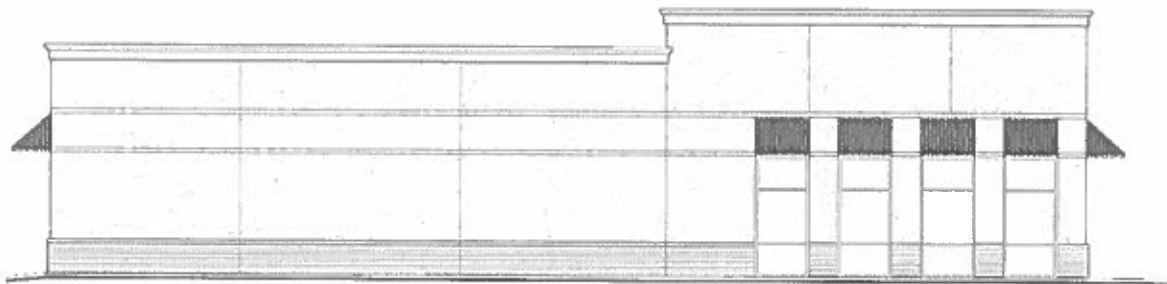
PRELIMINARY FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PRELIMINARY REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

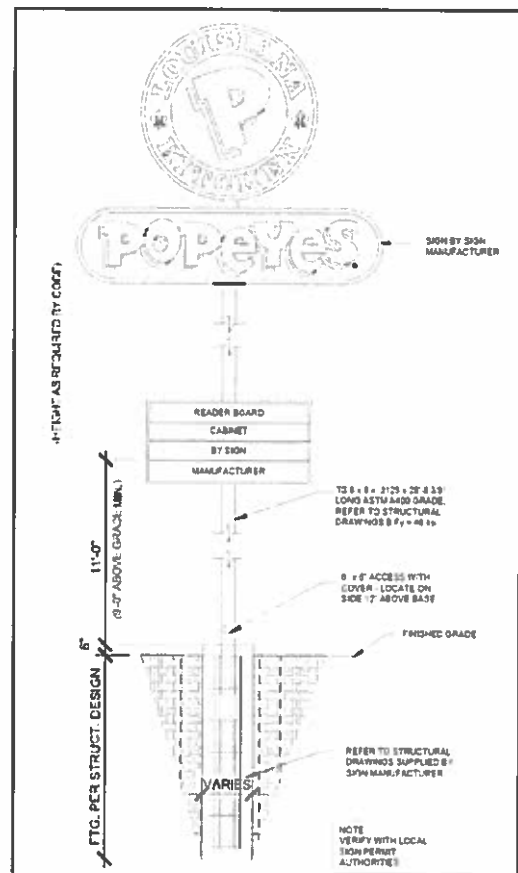


LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

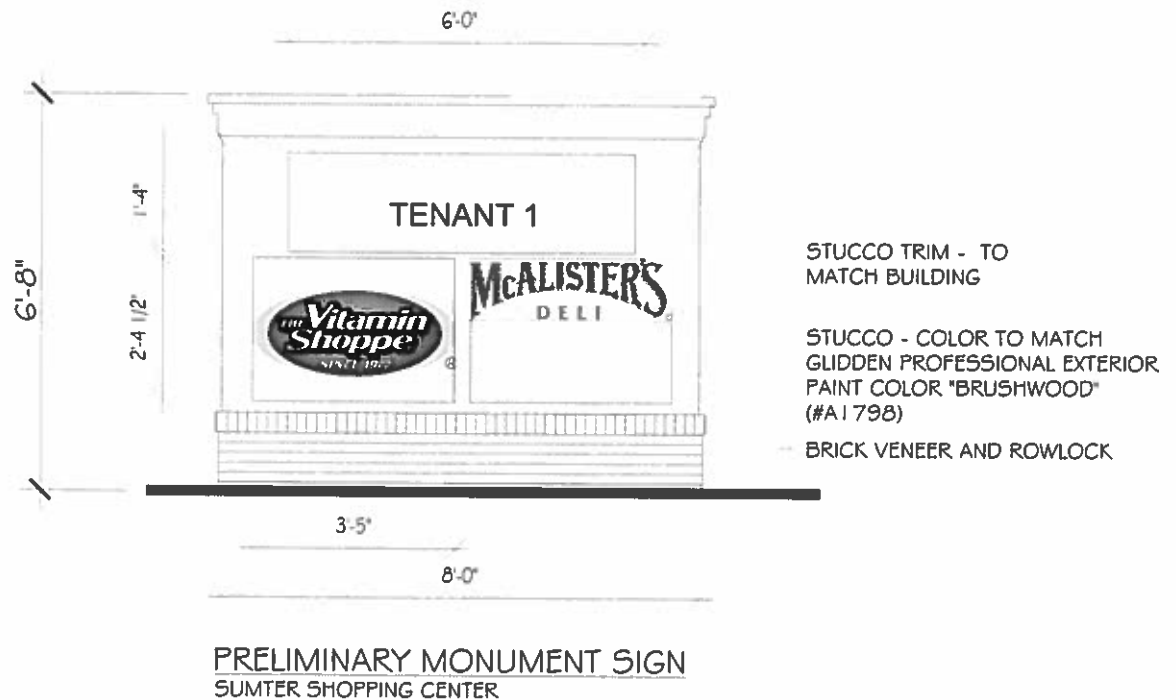
- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

All building and freestanding signage must comply with the standards for the General Commercial (GC) district as outlined in **Exhibit 8-5 Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs**. Wall signs will be capped at 10% of the front wall area. Additionally, two freestanding sign location have been identified on the submitted plans, as the development site is two separate parcels with one common access drive.

The applicant has submitted renderings of the proposed freestanding signage, however; these plans have been submitted for design



review. Upon cursory review, it appears that each sign will be capped at a total of 200 sq. ft. of sign face for each freestanding sign unit. Final sign plans shall be submitted with permit applications to calculate total size limitations.

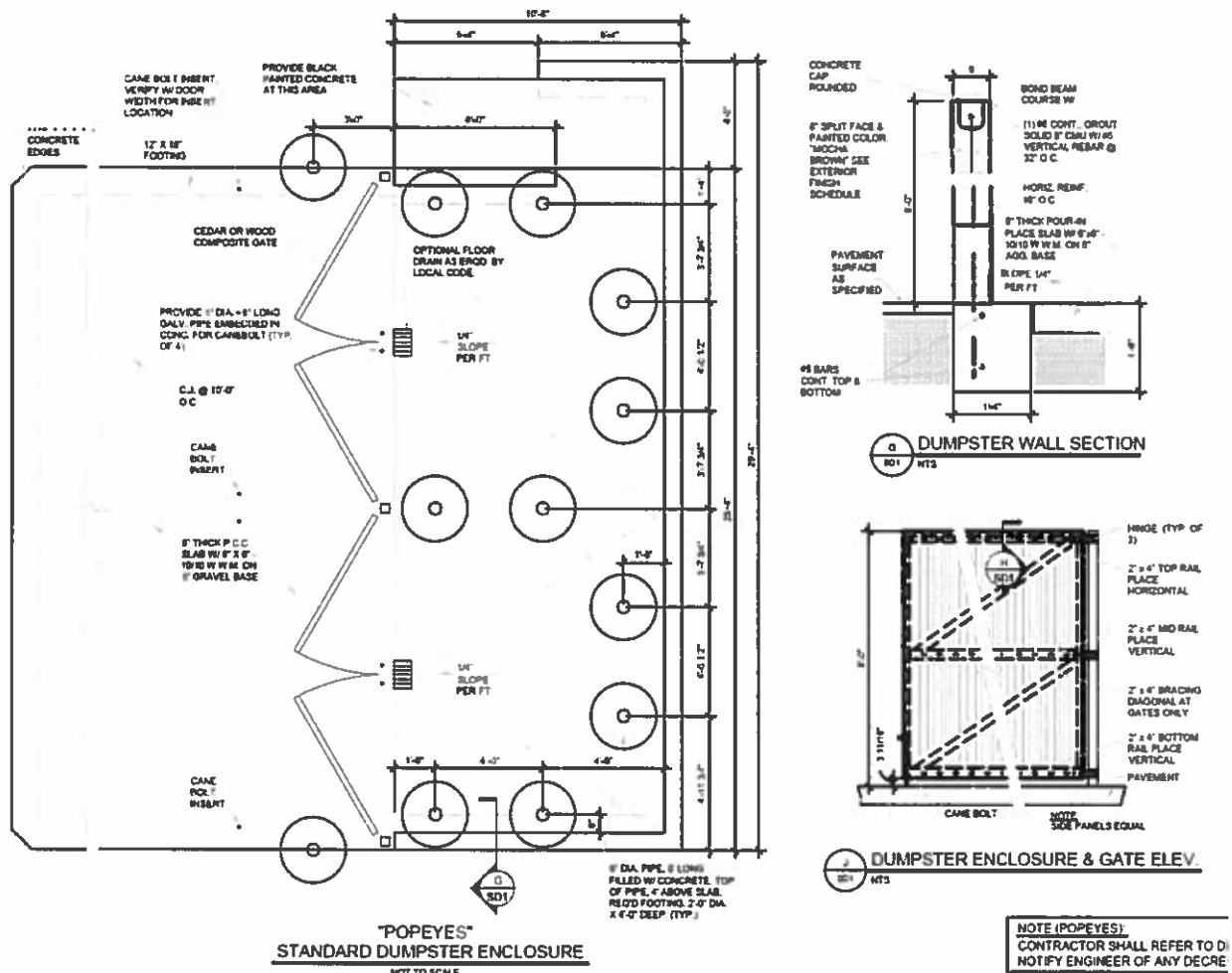


- e. *The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.*

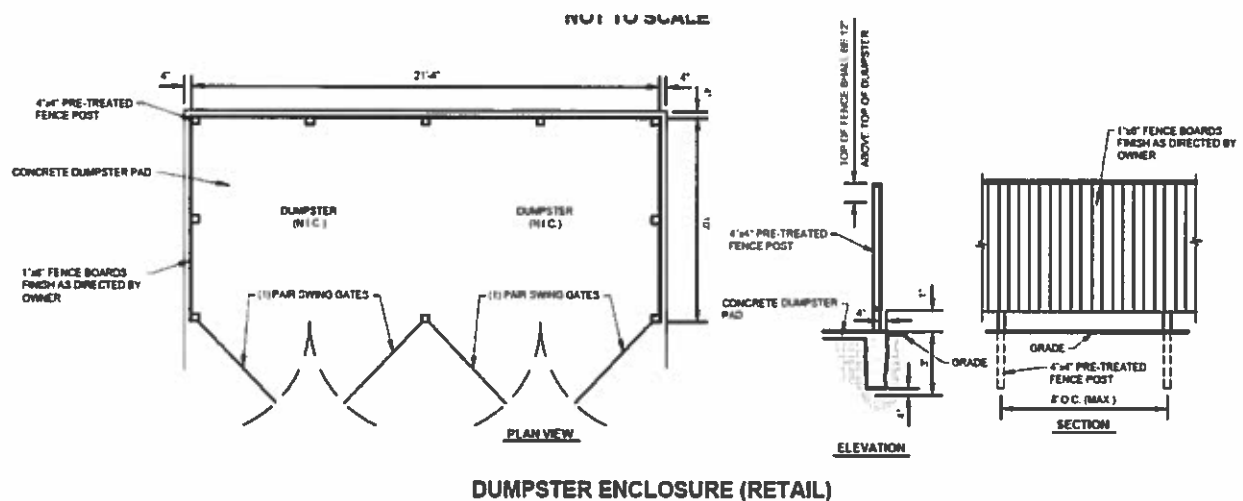
The landscaping and parking plan was submitted as part of the Major Site Plan Application. The landscaping and parking have been reviewed and have been found to meet standards.

- f. *All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.*

There are two identified dumpster locations on site. The dumpster dedicated for use at Popeyes will be constructed of split-face CMU and painted a color that compliments the primary structure as shown in the screening detail on the following page.



The proposed dumpster screening for the multi-tenant building is to be constructed of wooden privacy fencing, located behind the building. A fencing detail of the proposed screening is shown below.



IV. TECHNICAL REVIEW

There are no outstanding issues from Technical Review.

V. STAFF RECOMMENDATION

Staff has visited the site, reviewed the highway corridor application submission, met with the technical committee and recommends approval contingent upon the following:

- Annexation of the property into the City of Sumter prior to construction for any portion of the development;
- Installation of right-turn lane on Broad St. at the site entrance.

VI. DRAFT MOTION

Motion #1:

I move that the Sumter City-County Planning Commission approve MSP-15-44 & HCPD-15-23, 1177 Broad St. (County) subject to staff's recommendations and the submitted civil plans including a landscape plan titled, "Site Plans 1177 Broad Street Development Prepared for Butler Properties and Development, LLC located near the City of Sumter, Sumter County, S.C.," prepared by Crescent Engineering, LLC, dated July 17, 2015, revised August 13, 2015 and the exterior elevation renderings included within the staff report.

VII. PLANNING COMMISSION – AUGUST 26, 2015

1177 BROAD STREET
DEVELOPMENT
PREPARED FOR
BUTLER PROPERTIES AND
DEVELOPMENT, LLC

SITE PLAN



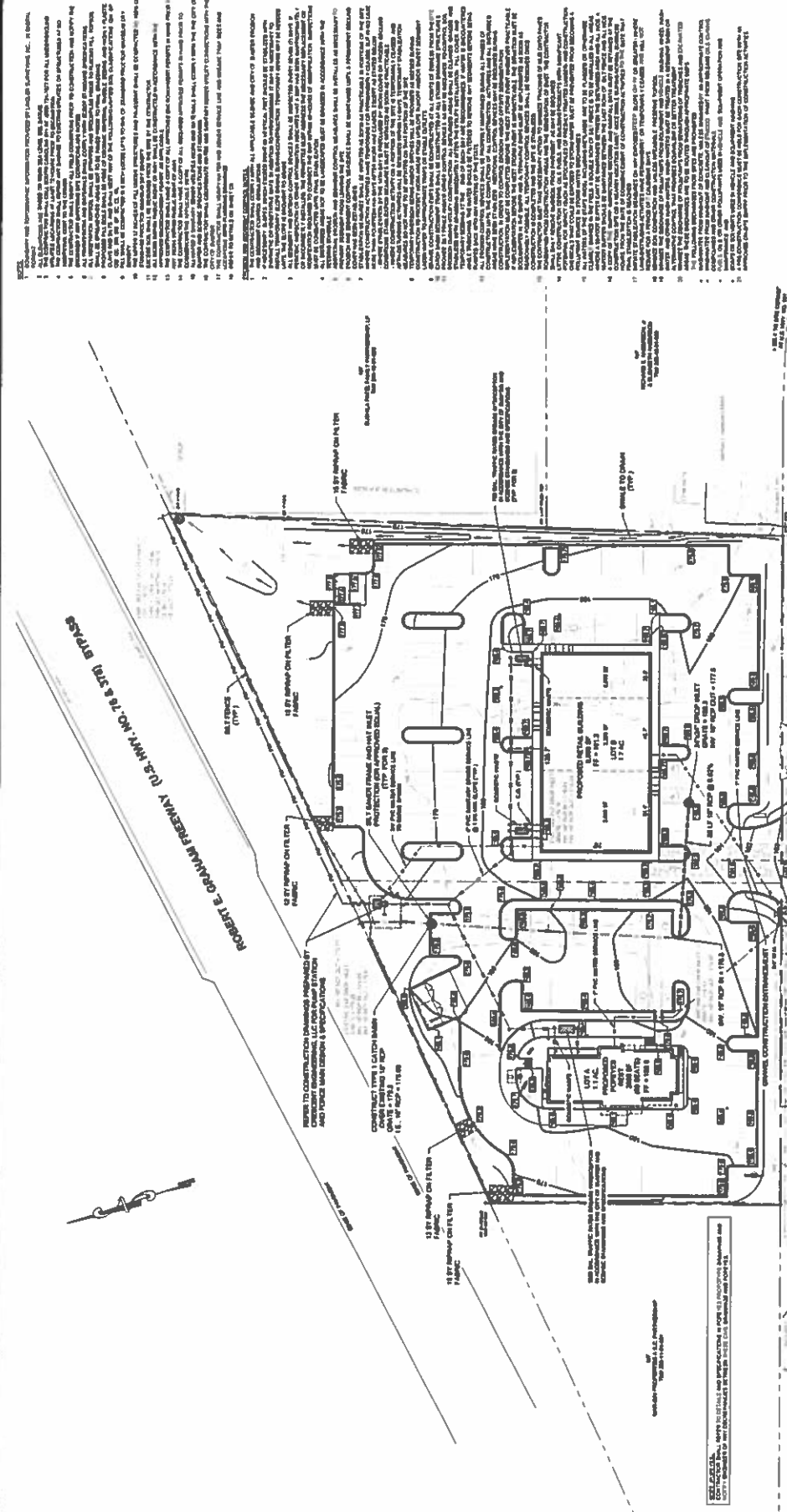
NO.	DESCRIPTION	DATE
1	ADD REVISIONS FROM PERM CHAIR	7/11/15
2	REV. PER CITY OF BUTLER	8/11/15

DEVELOPER SUMMARY
1177 BROAD STREET
BUTLER PROPERTIES AND DEVELOPMENT, LLC
COLUMBIA, SC 29201
1177 BROAD STREET
BUTLER PROPERTIES AND DEVELOPMENT, LLC
COLUMBIA, SC 29201

TOTAL DISTURBED AREA
2.9 ACRES

1177 BROAD STREET

- 1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- 2. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED OR RELOCATED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF BUTLER.
- 3. ALL EXISTING UTILITIES SHALL BE RELOCATED TO ADEQUATE DEPTHS AND SPACINGS TO PREVENT DAMAGE TO THE PROPOSED STRUCTURES.
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BROAD STREET (U.S. HWY. NO. 76 - 37R) 137.5' RW

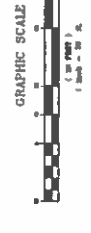
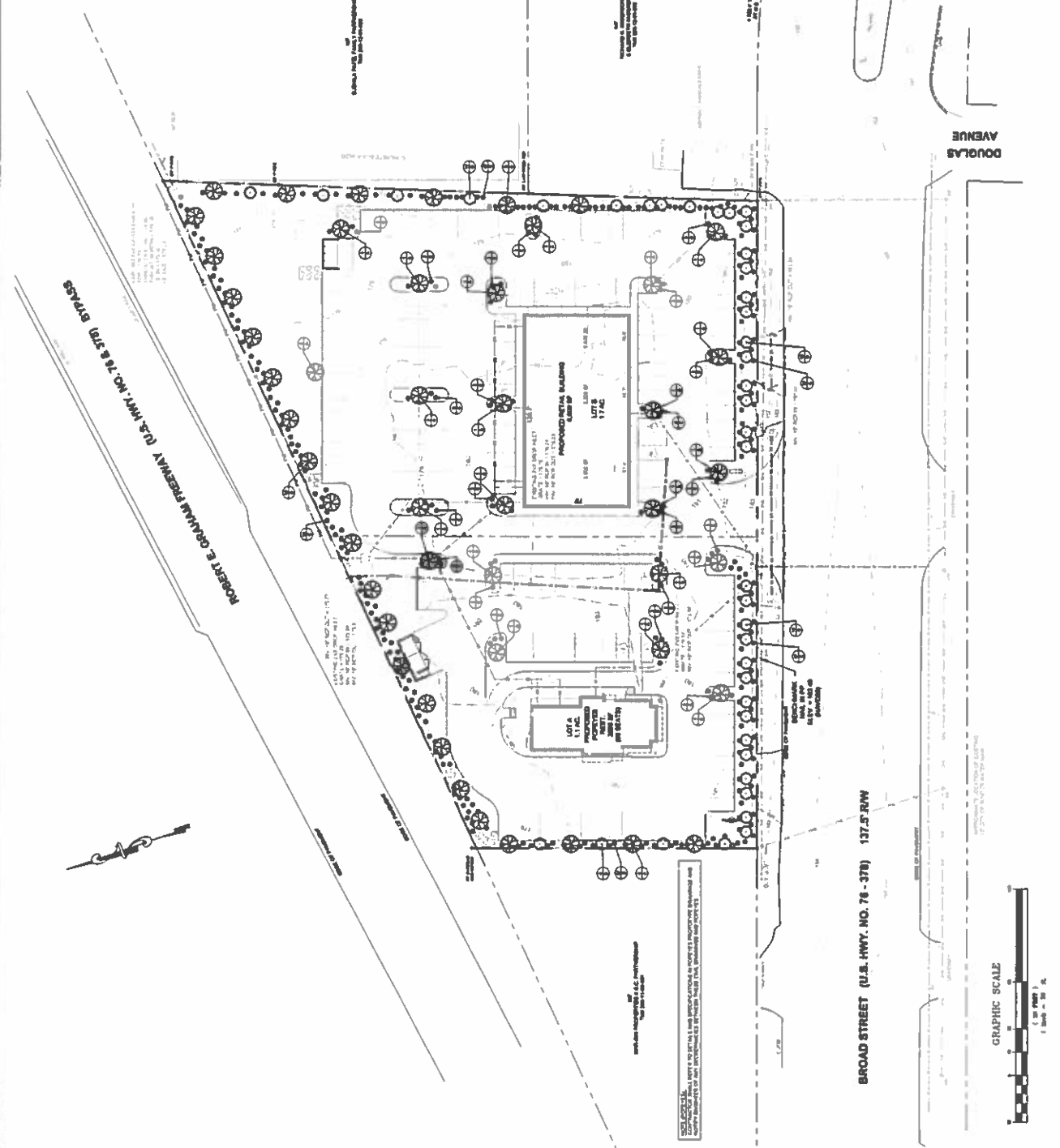
COORINATES TYP TO CENTERLINE OF WATERLINE WITH THE CITY OF BUTLER

PROVIDE TO CONTRACTOR CONTINUOUS SMALL FIELD SURVEY BOUNDARY LOCATIONS FROM BENT 15 BOUNDARY

CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROTECT THEM PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BUTLER.

- NOTES:
1. EXISTING AND TOPOGRAPHIC INFORMATION PROVIDED BY LANDSCAPING, INC.
 2. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL (M.S.L.) DATA.
 3. THE CONTRACTOR SHALL CALL SOUTH CAROLINA 811 (1-800-487-7877) FOR ALL
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
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NO.	SYM.	QTY.	NAME	SIZE (INCH)	SPACING
A	○	48	OVERCUP ONE	2" CAL. F 40T	AS SHOWN
B	○	48	OVERCUP TWO	2" CAL. F 40T	AS SHOWN
C	○	48	OVERCUP THREE	2" CAL. F 40T	AS SHOWN



LOT SUMMARY

AREA: 1.375 ACRES

PERMITS: 150173

DATE: 8/12/19

DESIGNED BY: CRESCENT ENGINEERING, LLC

1177 BROAD STREET

DEVELOPMENT, LLC

1177 BROAD STREET

DEVELOPMENT, LLC

A detailed street map of the Camden area. The map shows several major roads including Queen Chapel Rd, Airport Rd, Santee Dr, Camden Hwy, Stacey Livestock Rd, Broadway, Preserv Ct, Lisbon Dr, Loving Mall Rd, W 14th St, W 15th St, W 16th St, W 17th St, W 18th St, W 19th St, W 20th St, W 21st St, W 22nd St, W 23rd St, W 24th St, W 25th St, W 26th St, W 27th St, W 28th St, W 29th St, W 30th St, W 31st St, W 32nd St, W 33rd St, W 34th St, W 35th St, W 36th St, W 37th St, W 38th St, W 39th St, W 40th St, W 41st St, W 42nd St, W 43rd St, W 44th St, W 45th St, W 46th St, W 47th St, W 48th St, W 49th St, W 50th St, W 51st St, W 52nd St, W 53rd St, W 54th St, W 55th St, W 56th St, W 57th St, W 58th St, W 59th St, W 60th St, W 61st St, W 62nd St, W 63rd St, W 64th St, W 65th St, W 66th St, W 67th St, W 68th St, W 69th St, W 70th St, W 71st St, W 72nd St, W 73rd St, W 74th St, W 75th St, W 76th St, W 77th St, W 78th St, W 79th St, W 80th St, W 81st St, W 82nd St, W 83rd St, W 84th St, W 85th St, W 86th St, W 87th St, W 88th St, W 89th St, W 90th St, W 91st St, W 92nd St, W 93rd St, W 94th St, W 95th St, W 96th St, W 97th St, W 98th St, W 99th St, W 100th St.

MSP-15-44
1177 Broad St, SC
Tax Map # 203-12-01-001 & 203-12-01-002

Map Prepared by: Sumter Planning Department
Copyright 2015: Sumter City-County Planning Commission
Geographic Information Systems (GIS)
Date: 8/6/2015

0 250 500 Feet

1 inch = 400 feet

[illegible]

Zoning Map

Legend

MSP-15-44

Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residential Multi Family
- SHAWAFB
- NIJ
- Null

0 250 500 Feet

1 inch = 400 feet



Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 8/6/2015

MSP-15-44

1177 Broad St, SC

Tax Map # 203-12-01-001 & 203-12-01-002

2015-12-08
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MSP-15-44

2030 Future Landuse

- Conservation
- Downtown Planning Area
- Military Protection Area
- Priority Commercial Corridor
- Priority Commercial Mixed Use
- Priority Economic Development Area
- Rural Development Area
- Suburban Development Area

0 250 500
1 inch = 400 feet



Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 8/6/2015

MSP-15-44

1177 Broad St, SC

Tax Map # 203-12-01-001 & 203-12-01-002

[illegible]

City Limits

Legend

- MSP-15-44
- City of Sumter
- Mayesville
- Pinewood

0 250 500 Feet

1 inch = 400 feet



Map Prepared by: Sumter Planning Department
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Geographic Information Systems (GIS)
Date: 8/6/2015

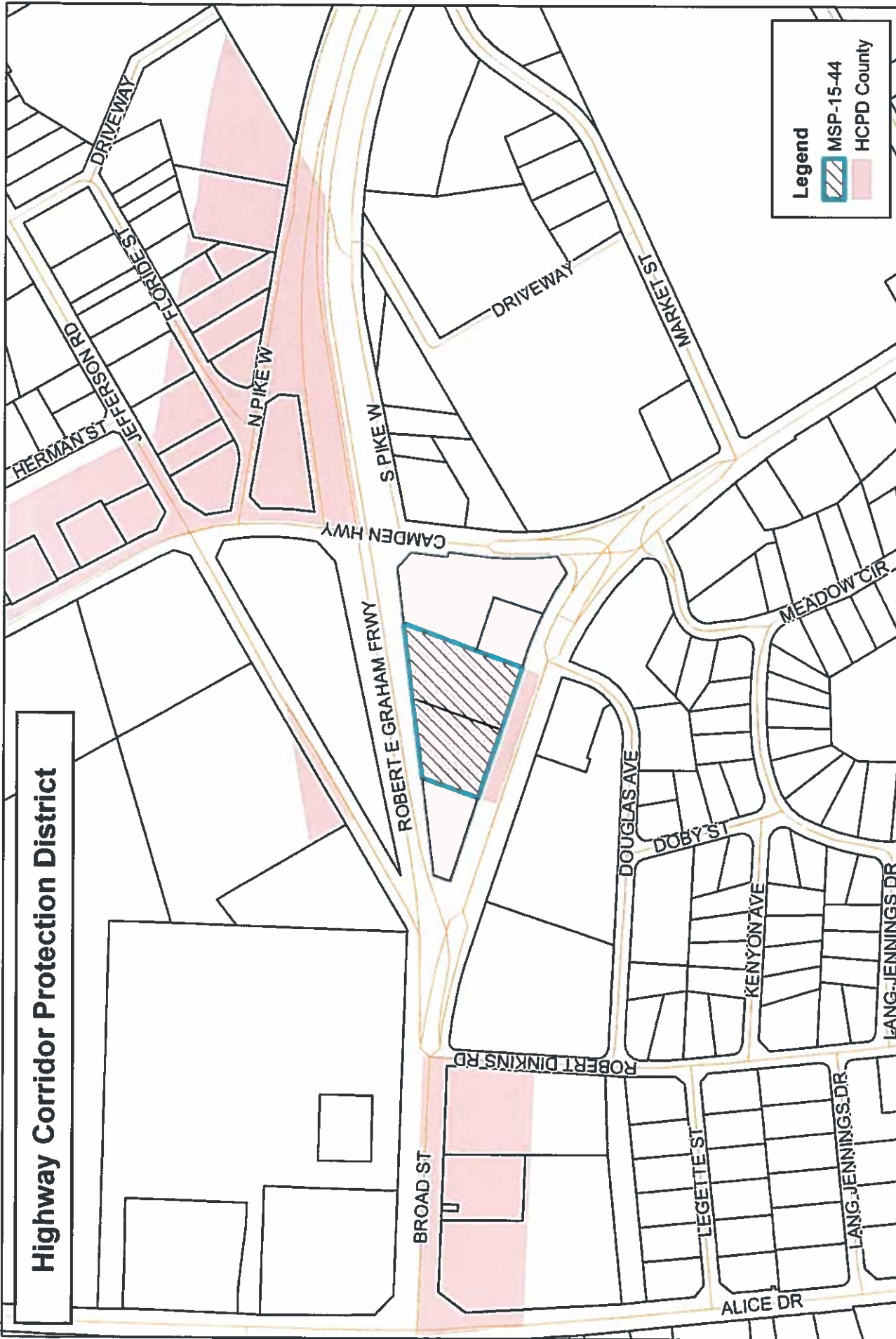
MSP-15-44

1177 Broad St, SC

Tax Map # 203-12-01-001 & 203-12-01-002

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Highway Corridor Protection District



Legend

MSP-15-44

HCPD County

0 250 500 Feet

1 inch = 400 feet



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Geographic Information Systems (GIS)

Date: 8/6/2015

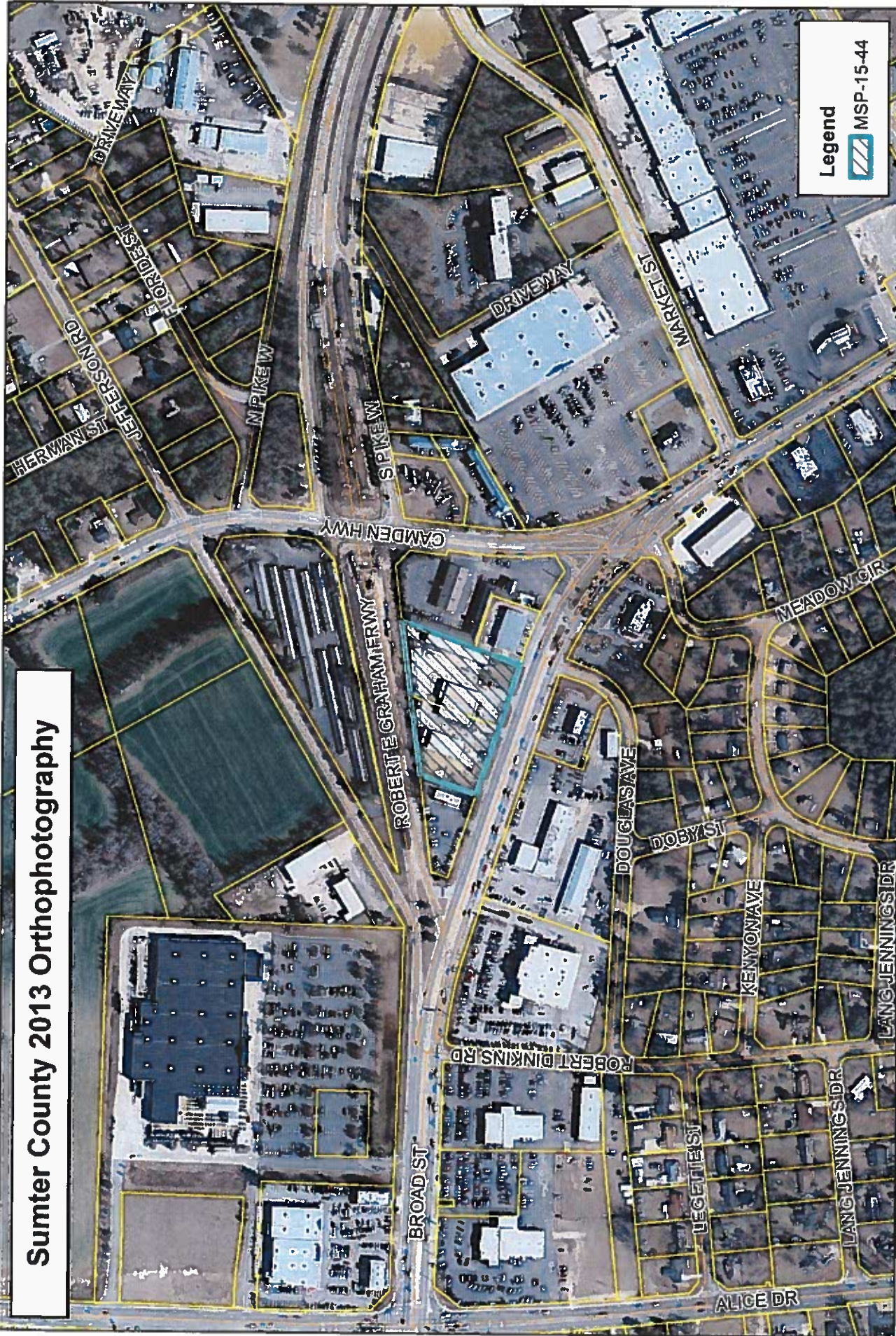
MSP-15-44

1177 Broad St, SC

Tax Map # 203-12-01-001 & 203-12-01-002

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Sumter County 2013 Orthophotography



Legend
 MSP-15-44

0 250 500 Feet
 1 inch = 400 feet



Map Prepared by: Sumter Planning Department
 Copyright 2015, Sumter City-County Planning Commission
 Geographic Information Systems (GIS)
 Date: 8/6/2015

MSP-15-44
 1177 Broad St, SC
 Tax Map # 203-12-01-001 & 203-12-01-002

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